

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	48	CLEVELAND ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	46-48 CLEVELAND STREET LLC	
Owner 2:		
Owner 3:		
Street 1:	12 LAKESHORE DR	
Street 2:		
Twn/City:	WAKEFIELD	
St/Prov:	MA	Own Occ: N
Postal:	01880	Type:

PREVIOUS OWNER

Owner 1:	BREMIS IRENE -		
Owner 2:	-		
Street 1:	1177 BROADWAY		
Twn/City:	SOMERVILLE		
St/Prov:	MA	Cntry	
Postal:	02144		

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2979 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11924	Total SF/SM:	5194	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	460.658	Spl Credit	Total:	460.700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5194.000	590,400	5,100	460,700	1,056,200
Total Card	0.119	590,400	5,100	460,700	1,056,200
Total Parcel	0.119	590,400	5,100	460,700	1,056,200
Source: Market Adj Cost	Total Value per SQ unit /Card:			354.55	/Parcel: 354.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	590,400	5100	5,194.	460,700	1,056,200		Year end	12/23/2021
2021	104	FV	563,100	5100	5,194.	460,700	1,028,900		Year End Roll	12/10/2020
2020	104	FV	563,300	5100	5,194.	460,700	1,029,100	1,029,100	Year End Roll	12/18/2019
2019	104	FV	419,100	5100	5,194.	489,400	913,600	913,600	Year End Roll	1/3/2019
2018	104	FV	419,100	5100	5,194.	357,000	781,200	781,200	Year End Roll	12/20/2017
2017	104	FV	392,600	5100	5,194.	310,900	708,600	708,600	Year End Roll	1/3/2017
2016	104	FV	392,600	5100	5,194.	264,900	662,600	662,600	Year End	1/4/2016
2015	104	FV	349,100	5100	5,194.	259,100	613,300	613,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BREMIS IRENE,	69846-485		8/29/2017	Convenience	10	No	No		
VALE WILLIAM D,	57655-185		10/17/2011		585,000	No	No		
VALE RICHARD B	55093-24		8/2/2010	Estate/Div	24,000	No	No		
VALE ROBERT D	55093-22		8/2/2010	Estate/Div	97,333	No	No		
BURNS ROBERTA E	55093-20		8/2/2010	Estate/Div	292,000	No	No		
BURNS ROBERTA E	55093-18		8/2/2010	Estate/Div	100	No	No		
VALE RICHARD B	55093-16		8/2/2010	Estate/Div	100	No	No		
	11766-586		11/14/1969		2,000	No	No	N	

BUILDING PERMITS

[illegible]

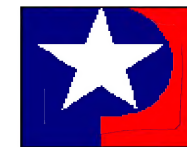
ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	Entry Denied	KB	Kevin B
1/17/2012	MLS	EMK	Ellen K
2/7/2009	Meas/Inspect	197	PATRIOT
4/19/2000	Inspected	276	PATRIOT
4/5/2000	Measured	263	PATRIOT
8/11/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

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Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	18910
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
1	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

